



Land Development News

County of San Diego
Department of Public Works
April 2011

Nick Ortiz, Project Manager, Transportation Planning **Transportation Impact Fee Update**

Land Development staff and our consultants have begun work to update the County's Transportation Impact Fee (TIF) program. The TIF program was adopted in 2005 and was last updated in 2008. The current effort will include a comprehensive update of the TIF Ordinance, technical reports, and fee rate structure. The update objectives include:

- Update the program to incorporate the County's General Plan Update (GPU) land use and Mobility Element roadway network
- Maintain an impact fee program that is consistent with CEQA requirements and provide adequate mitigation for all cumulative traffic impacts caused by future development within the unincorporated area
- Analyze alternatives for potentially reducing all fee rates (with priority given to reduction of commercial and industrial use)

One of the first steps in the update process was to interview County staff from several departments and sections to solicit their input on the current TIF program and to identify where improvements to the program should be considered. Staff has also begun the broader public outreach portion of the TIF Update. Late last year, staff met with a focused group of County traffic consultants. Staff has also held meetings with developers from the Valley Center, Fallbrook/SR-76 corridor, and East Otay Mesa planning areas. In addition, a joint meeting was held with DPLU staff and GPU Steering Committee. Future public outreach meetings include the GPU Interest Group and Caltrans.

At the January 12 Board of Supervisors hearing, there was an agenda item regarding the TIF Annual Report. DPW staff provided a presentation that gave an overview of the TIF program over the last five years and addressed the TIF Opt Out provision. The TIF Annual Report FY 09-10 can be viewed at the DPW TIF web page:

<http://www.sdcounty.ca.gov/dpw/land/tif.html>

Since early April, staff and our consultants have begun reviewing preliminary total program costs that will allow us to develop different cost apportionment strategies and fee rate alternatives. The fee rate alternatives will evaluate such factors as Vehicle Miles Travel (VMT), GPU Village/ Smart Growth incentives, and developer TIF credits.

We have informed the Board and public that we plan to bring the TIF Update for Board consideration 4-6 months after the GPU is adopted.

If you would like additional information regarding the TIF Update, please contact Nick Ortiz at (858) 694-2410 or Everett Hauser at (858) 694-2412.



Derek Gade, PDCI DPW LUEG Program Manager
Proposed Major Subdivision Process Improvements

The Department of Public Works (DPW) is planning to propose the introduction of amendments to the County of San Diego Subdivision and Grading Ordinances and amendments and extensions of Board Policies relating to the land development processes at the Board of Supervisors meeting on May 11, 2011. Two Board session approvals are required before any County ordinance can formally be approved. Currently, DPW is working to finalize this Board letter recommendation and this information will be available from the County's Clerk of the Board at least one week before the proposed Board date. This information will be available at <http://www.sdcounty.ca.gov/cob/bosa/index.html>.

The proposed ordinance changes set forth procedures requiring more responsible development by utilizing a balanced "Construction Phasing Plan" where road, drainage, and utility improvements and developable lots are built in tandem. The ordinance change improves the County's private property access during construction of the improvements. The proposed amendments to the Board Policies would set forth additional procedures for the DPW Director to extend major subdivision improvement agreements without additional Board actions and sets maximum bond reductions requirements so projects are completed more timely and appropriate securities are reserved to complete them. Finally, some additional corrections and minor, non-substantive clarifications are included.

If you have questions on the change, please contact a Private Development Construction Inspection representative at (858) 694-3165 or via email at grading@sdcounty.ca.gov.

Cid Tesoro, DPW Watershed Protection Program
Stormwater Maintenance Plan

The County's Municipal Permit from the San Diego Regional Water Quality Control Board (SDRWQCB) requires the County to verify that all treatment and flow-control best management practices (BMPs) are adequately maintained. BMPs installed as part of a project will be verified for effectiveness and proper performance. Prior to occupancy of each priority development project (i.e., major stormwater management plan (SWMP) project), the County must verify that all treatment control best management practices (TCBMPs) and source control BMPs have been constructed in compliance with the Major SWMP. The County must also verify that TCBMPs are operating effectively and are being adequately maintained in perpetuity. The stormwater maintenance plan (Attachment F in the Major SWMP) is essential for the facilitation of ongoing maintenance of the treatment and flow-control BMPs. Stormwater maintenance plans should be designed to be kept on site and used by owners or maintenance personnel for operation, maintenance, and site inspections.

The County has developed maintenance Categories (1-4) associated with the selected TCBMPs. Categories 1-3 are typically designated to private projects and Category 4 are typically designated to County capital improvement projects. All maintenance Categories are required to have a stormwater maintenance plan, and details can be found in the [County's SUSMP](#) Chapter 5.

Chapter 5 "Stormwater Facility Maintenance" of the County SUSMP provides a general outline on how a project should compile a stormwater maintenance plan. Since this is just a general outline, some of the fields may not be applicable to a specific project. Each stormwater maintenance plan should be tailored to the individual project and selected project BMPs. So,



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the level of detail would be less for smaller projects and will increase in complexity based on the complexity of the project. Here are some key aspects of an effective maintenance plan:

1. Maintenance inspection forms for each type of TCBMP located at the site. Applicants can use self-verification operation and maintenance forms located in [Appendix F](#) of the County SUSMP.
2. Drawing(s) that clearly delineate the location and type of each TCBMP.
3. Individuals should be identified for the responsibility of the maintenance and a long-term funding mechanism to carry-out the maintenance.
4. Copies of any maintenance agreements.

The maintenance plan is a living document and should be kept on site at the facility. The maintenance plan should be kept up-to-date with changes of onsite owners or maintenance personnel, changes in mechanical equipment, and any changes in maintenance procedures. Updates to this plan should be reported to the County's Watershed Protection Program annually. Contact the County's Watershed Protection Program (1-888-846-0800) to determine your site's annual reporting requirements.

Terry Connors, DPW County Surveyor **Correcting Previously Filed Corner Records**

Q: "What is the process to correct a Corner Record?"

A: First we must understand that a corner record is filed in the Office of the County Surveyor for three (3) primary reasons; 1) for each public land survey corner which is found, reset, or used as control in any survey by a land surveyor, 2) for existing monuments in jeopardy of being lost during construction that control the location of subdivisions, tracts, boundaries, roads, streets, or highways, or provide horizontal or vertical survey control, and 3) when conducting a survey which is a retracement of lines shown on a subdivision map, official map, or a record of survey, where no material discrepancies with those records are found and where sufficient monumentation is found to establish the precise location of property corners thereon.

Because each of these surveys is closely related to and (at the discretion of the individual surveyor) can be shown on a record of survey map, one could make the assertion they are also subject to the provisions of Certificates of Corrections.

While this may be true, the cost and effort to follow the more complicated Certificate's of Correction procedure is unwarranted but is a viable option if desired. A more simple solution that satisfies the intent of the law is for a superseding corner record to be filed, but only by the original surveyor for that record document. Allowing non-original surveyors to file superseding corner records over the documents of others essentially defeats some of the intended purposes of records of survey. The same restrictions related to right, title and interest would still apply.

If you have any questions on the process for correcting previously filed corner records, please contact Terry Connors at (858) 694-3869, or email at Terry.Connors@sdcounty.ca.gov.